

- Maximum building heights that cannot be reduced via a schedule are not reducing planning controls. Council's will still need to apply DDOs if they wish to impose a height trigger. The development of the new zones should be enabling and assist in reducing red tape.
- For the reasons outlined previously the number of dwellings per lot should not be specified.
- Building heights should not be mandatory. A discretionary height has the potential to provide better design outcomes for some areas.
- Agree that the Statement should express existing and preferred character-however should focus more on existing character. Preferred character would need to be clearly defined to prevent subjective 'taste' based decision making.
- There is no need to change the permit requirements for non-residential uses. These should be the same as the existing R1Z.
- Minimum lot size for this zone is appropriate at 300m².

Limited Change Zone

- Do not agree that the maximum number of dwellings on each lot should be specified. There should be a reliance on density rather than the number of dwellings, as the requirements for the number of dwellings may vary from lot to lot depending on lot sizes and constraints. Density is more easily translatable and defined across a wider area.
- Maximum building heights can vary depending on the areas. In some circumstances a higher building height may be encouraged to minimise the footprint at ground level and impacts on vegetation.
- In some cases non-residential uses in this zone would be appropriate; for example a convenience store in some locations should not be prohibited. The uses that require a permit should be consistent with those in the Residential 1 Zone.
- Support the capacity of this zone to restrict lot sizes and for there to be minimum lot sizes for subdivision. This should be based on a density ratio rather than the number of lots or dwellings.

Implementation of the new zones.

A plan for the implementation and introduction of the new zones needs to be clearly outlined as part of the process. It is considered that this plan should be included in the public consultation phase to be undertaken in July – August 2008.

Importantly the zones need to be implemented locally and should not be implemented into local planning schemes by the Minister. This process occurred through the implementation of the new rural zones and resulted in the introduction of zones with little thought given to existing uses and land arrangements in the rural areas.

It is recommended that a detailed and concise Practice Note be prepared and distributed when the proposed new zones are released for public comment. This will assist Council's in determining the level of justification required to translate the new zones.